



**Kingsmill Close, Morley Leeds LS27 9RZ**

**welcome to**

## **Kingsmill Close, Morley Leeds**

FABULOUS FTB/YOUNG FAMILY HOME, close proximity to Morley Town Centre, TWO BEDROOM SEMI DETACHED, LIVING ROOM, SEPARATE KITCHEN, HOUSE BATHROOM, LAWNED AREA to the front, ENCLOSED LAWNED GARDEN to the rear, DRIVEWAY. Good access to motorway links.

### **Entrance Hall**

Composite door to the front, gas central heating radiator, door leading into the living room.

### **Living Room**

12' 4" x 13' 7" ( 3.76m x 4.14m )

uPVC double glazed window to the front, electric fire, gas central heating radiator, stairs leading to the first floor landing with understairs storage cupboard.

### **Kitchen**

7' 9" x 13' 6" ( 2.36m x 4.11m )

Has a fully fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer, electric oven, induction hob, space for a washing machine, , useful breakfast bar, tiled floor, uPVC double glazed window to the rear, uPVC double glazed patio doors leading out to the rear garden.

### **First Floor Landing**

Loft access. Access to both bedrooms and the house bathroom.

### **Bedroom One**

11' x 13' 7" ( 3.35m x 4.14m )

uPVC double glazed window to the front, gas central heating radiator, storage cupboard.

### **Bedroom Two**

9' 4" x 6' 10" ( 2.84m x 2.08m )

uPVC double glazed window to the rear, gas central heating radiator.

### **House Bathroom**

A three piece bathroom suite comprising of bath with electric shower over, low level flush WC, wash hand basin, gas central heating radiator, tiled walls,

uPVC double glazed window to the rear.

### **Exterior**

Lawned garden to the front and to the rear is an enclosed lawned garden with fence and hedge boundaries. Driveway for two cars.





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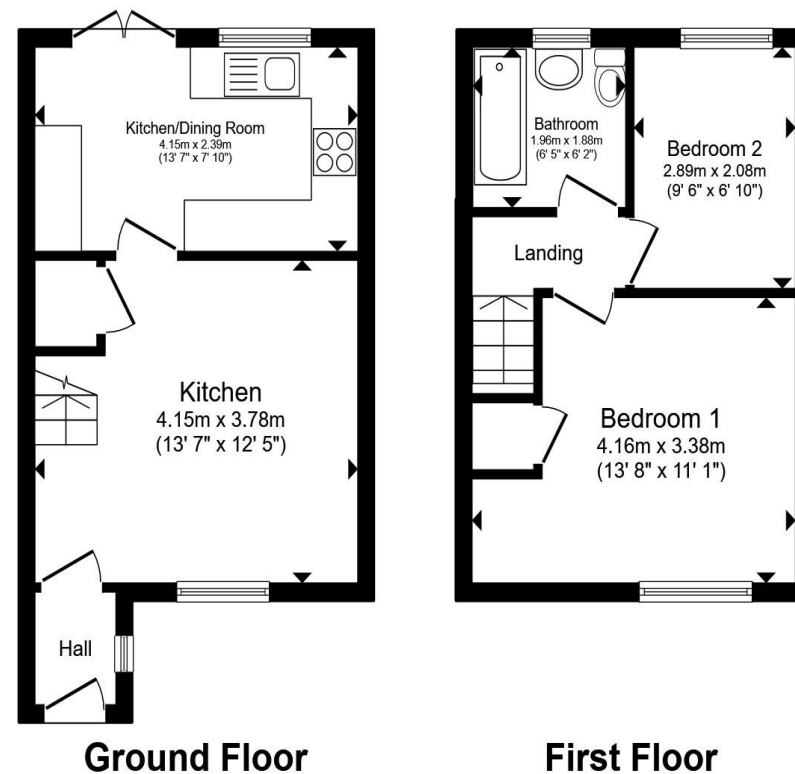
## Kingsmill Close, Morley Leeds

- Two bedroom semi detached accommodation
- Perfect FTB/young family home
- Enclosed lawned garden
- Separate kitchen & living room
- Close proximity to Morley Town Centre

Tenure: Freehold EPC Rating: D

Council Tax Band: B

**£200,000**



Total floor area 53.6 m<sup>2</sup> (577 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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